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Discussion Paper Submitted to Cabinet Pr
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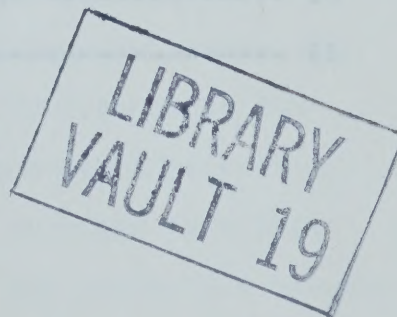
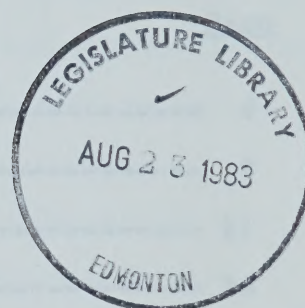
DISCUSSION PAPER
SUBMITTED TO CABINET
PROVINCE OF ALBERTA

BY
HIGH PRAIRIE'S INTERGOVERNMENTAL
COMMITTEE

Meeting to be held on
Wednesday, June 28, 1972

3:30 P. M.

EDMONTON



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INTRODUCTION

As a community, High Prairie is an important agricultural and forest industry service centre. Some 2,400 people live in the Town. Its trading area population, which includes the two Metis Colonies and two Indian Reserves is approximately 8,000. A study conducted by the Peace River Planning Commission ranks High Prairie as the fourth most important service centre for middle order goods in the Peace Country.

The town's industrial base includes such activities as agriculture, forest products, petroleum and government services.

Located within the Federal Government Department of Regional Economic Expansion's Lesser Slave Lake Special Area, the Town has been identified as a potential growth centre and as such, is eligible for assistance from the Department for financing certain capital projects, in the hope of attracting additional industries to the area. It is expected that this program will add a whole new dimension to the productive economy of High Prairie, increasing its role as an important agricultural and forestry-based service centre.

High Prairie's assessment base is basically residential in nature. High cost of servicing this kind of property, combined with unexpected capital expenditures, e.g., water

INTRODUCTION

As a community, High Prairie is an important center for cultural and forestry service. Some 2,400 people live in the town. The town's population is approximately the two local colonies and two Indian Reserves is approximately 6,000. A study conducted by the Peace River Planning Commission ranks High Prairie as the fourth most important service center for middle order goods in the Peace Country.

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High Prairie's assessment base is basically residential in nature. High cost of servicing this kind of property, combined with unexpected capital expenditures, e.g., water

plant explosion, has placed the Town in a very precarious financial position. Our 1972 budget calls for a 6 mill increase in taxes to 75 mills. Approximately 10 mills of this amount is being used to recover a portion of 1968 accumulated capital expenditures out of current revenue deficits. The Town's cash position has been referred to by the Municipal Inspector as being very poor at this time.

It is estimated that new sources of revenue must be found (natural gas utility) and that certain capital projects which are urgently required be supported financially by the senior governments.

Two new industries are in the process of locating at High Prairie. Alberta Hardwoods, Mr. Gordon Tripp, has purchased a 130 acre site five miles east of High Prairie. He plans to build a poplar stud mill and planer. Grouard Seed Processors plan a rapeseed crushing plant at High Prairie.

1. FINANCING OF NATURAL GAS DISTRIBUTION SYSTEM PURCHASE

This matter was presented to the Cabinet Committee in our previous submission.

The Town has now notified the utility company of our intention to purchase the distribution system. We are presently negotiating with the utility company for the supply of natural gas to the town limits. There is great difficulty in these negotiations because of the inflexibility of the gas company. For this reason, the Town may be forced to purchase the existing transmission line at the exorbitant price set by the Public Utilities Board, or develop our own natural gas supply and transmission system.

Either alternative will benefit the Town of High Prairie in the long run.

We have advised the Alberta Municipal Financing Corporation of our maximum anticipated financial requirements for the utility in a letter dated February, 1972, as follows:

THE ALBERTA MUNICIPAL FINANCING CORPORATION

Telephone 229-3383

434 Terrace Building
Edmonton 6, Alberta

ESTIMATED 1972 CAPITAL REQUIREMENTS TO BE FINANCED BY SALE OF DEBENTURES TO ALBERTA MUNICIPAL FINANCING CORPORATION

Town of High Prairie
Name of Town, Municipality, etc.

February, 1972
Date

1. PURCHASE OF NATURAL GAS DISTRIBUTION SYSTEM PURCHASE

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The Committee now notifies the utility company of our intention to purchase the distribution system. We are presently negotiating with the utility company for the supply of natural gas to the town limits. There is great difficulty in these negotiations because of the inflexibility of the gas company. For this reason, the Town may be forced to purchase the existing transmission line at the export price and set

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Telephone 235-3100

434 Terrace Building
Edmonton, Alberta

ESTIMATED 1975 CAPITAL REQUIREMENTS TO BE FINANCED BY SALES TAX

DEBITORS TO ALBERTA MUNICIPAL FINANCING CORPORATION

Town of High Prairie

Name of Town, Municipality, etc.

<u>PURPOSE OF LOAN REQUIRED;</u>	<u>AMOUNT</u>
Purchase of Land	\$
Construction of Municipal Buildings	\$
Curbs - Gutters - Sidewalks	\$
Bridges or Culverts	\$
Hard-surfacing - Roads, Streets, Lanes	\$
Grading " " "	\$
Gravelling " " "	\$
Water Works System	\$
Sewer System	\$
Purchase of Road Machinery	\$
Construction of Schools	\$
Construction of Hospitals	\$
Other (Specify) <u>Gas Utility</u>	<u>\$ 600,000.00</u>
TOTAL	<u><u>\$ 600,000.00</u></u>

The Town of High Prairie requests that the Government of Alberta allow the Alberta Municipal Financing Corporation to provide this service to the people of High Prairie.

11. SPECIAL AREA DEVELOPMENT

In 1970, the Federal and Provincial Governments created the Lesser Slave Lake Incentive Area and designated the Town of High Prairie as a "Growth Centre".

The Town of High Prairie, of course, is unable to accomplish these goals independently and, therefore, requests that the Province of Alberta participate on its behalf to attain these goals.

1. Water Supply

A study evaluating alternative water supplies has been prepared for the Town of High Prairie.¹ This study was initiated in the 1971-72 joint agreement for the "Lesser Slave Lake Special Area".

In keeping with the philosophy of the Special Area, we request that the study be reviewed in the interest of the Town of High Prairie. The recommended source of water (continued use of wells) will not provide the least cost water supply to potential industries or domestic users and will

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1. "Report on Engineering Studies - High Prairie Water Supply", prepared by the Department of Regional Economic Expansion, Prairie Farm Rehabilitation Administration
1972

Henceforth destroy a potential industrial base. Furthermore, the recommended source is beyond the financial capability of the Town. The operating and maintenance costs of the recommended scheme are prohibitive. The study prepared by the Prairie Farm Rehabilitation Administration did not consider these elements.

There is no doubt that a large grant would be required by either the Federal or Provincial Governments to produce a least cost alternative to the citizens of High Prairie.

We, therefore, request that the PFRA report be reviewed with the following guidelines:

1. That the alternative selected, after inclusion of grants, be provided at least cost to the citizens of High Prairie and potential industrial users.
2. That the quality of the treated water will not act as a deterrent in attracting new industry.
3. That the source of supply selected provide an adequate quantity of water in the interest of the long term growth of High Prairie. The source of supply recommended does not meet this objective.
4. That the Province of Alberta consider the regional ramifications of the Lesser Slave Lake source of supply in the overall analysis of the alternatives.

2. Health Centre

The High Prairie Hospital Board are presently negotiating with the Provincial Hospital Services Commission for a new Health Centre comprising a Hostel, Dental Services, Social Development, Peace River Health Unit, Medical Clinic, and Staff Accommodation.

The Town of High Prairie welcomes a development of this magnitude and is prepared to extend whatever assistance may be necessary. This development is considered to be of social and commercial value and essential to the viability of the growth of the community.

3. Heavy Industrial Park

A potential Heavy Industrial Park site has been located west of High Prairie in I.D. #17. Although no industry has been designated for this area, the Town of High Prairie is desirous of implementing the recommendations of the report² prepared by our consultants. These recommendations are:

1. Determine administrative position regarding taxation (remote site).
2. Option Land
3. Obtain topographic mapping.
4. Do preliminary layouts and servicing evaluations.

2. "Site selection Study for a Heavy Industrial Park" prepared by: Underwood McLellan & Associates Limited, March 21, 1972.

5. Finalize land purchase.

ESTIMATED COST TO IMPLEMENT ABOVE -----\$ 10,000

ORDER OF MAGNITUDE COST FOR FIRST STAGE OF DEVELOPMENT

ESTIMATED COST -----\$500,000

4. Education

High Prairie School Division #48 has submitted a statement of needs³ which summarizes the Town's educational requirements to 1974. Proposals have been rejected awaiting results of the Joint Planning Commission negotiations. These requirements are as follows:

1972 - Phase I - New 16 room, 22,000 sq. ft. elementary school, including one module or cluster of 8 open classrooms and 2 ancillary rooms centering on an Instructional Material Centre.

ESTIMATED COST\$325,000

1972 - Phase II - Completion of E.W. Pratt High School consisting of the addition of 4 classrooms, expansion of the gymnasium to 7,200 sq. ft. and additional dressing and shower room facilities. Consideration should be given to a swimming pool in this complex.

ESTIMATED COST\$100,000
(Not including swimming pool)

1973 - Phase III - Addition of a second module or cluster of 8 classrooms, 2 ancillary rooms centred on a second Instructional Material Centre, thereby completing the new elementary school.

ESTIMATED COST\$130,000

3. "Addendum to the Statement of Building Needs" High Prairie School Division #48, January, 1972.

1974 - Phase IV - Partial replacement of Prairie River School, with the construction of an 8 classroom 4 ancillary room building to be tied into the present gymnasium.

ESTIMATED COST\$195,000

111. Roads

We request that the Government review the existing priorities on the Northern Alberta Road System, as they relate to the Lesser Slave Lake Special Incentive Area. We propose that roads must relate, not only to the development of natural resources, but also to human resources. We refer now to that portion of the road system development north of Lesser Slave Lake and specifically to that portion that is Mile 0 at Enilda to Mile 70 north of Utikima Lake, and its relationship to High Prairie.

1. The four established saw-planer mills at Enilda and High Prairie extract timber from the areas serviced by this road system. Together, these four plants produce in excess of 50,000,000 F.B.M. of finished lumber per year. This indicates a production increase of more than 50% since 1967. Although some of the work is seasonal, approximately \$1,500,000, with an additional \$200,000 per annum paid for the trucking of logs.

2. By choice, the majority of the people from Red Earth and south, use High Prairie as their service centre. They obtain medical and hospital care, dental services, legal services and other day to day requirements. At

least 90% of the domestic fuel requirements and more than 60% of the commercial fuel requirements are distributed out of High Prairie.

3. It is estimated that an average of 500,000 pounds of fish per year are transported from the northern lakes to the fish processing plant at Faust. As commercial fishing is an all-season industry, an all-weather road is an important aspect of this operation.

4. The wild forest, the excellent fishing in the northern lakes and game hunting are enticing more and more outdoor enthusiasts and sportsmen into the area. The high potential for tourists is projected to be a very significant factor in the future development of the area. We feel an all-weather road permitting access from Highway #2 via Grouard would encourage development of this industry to greater advantage at this time.

In conclusion, we request that the existing priorities for the development of the Northern Road System be changed to the following:

1. Mile 51 at Atikameg to Mile 60 be resloped and gravelled.
2. Mile 60 to Mile 70 be re-aligned and rebuilt to equal standard of balance of road.

3. Mile 0 Enilda to Mile 51 be given the same priority as Mile 0 Slave Lake to Mile 75.

We also request the Hon. Clarence Cawpithorne to urgently consider the following recommendations:

1. High Prairie South to Airport (2½ miles)

The High Prairie Airport serves a large area for emergency and medical work plus industrial and private use. This airport is steadily being improved and has a tri-weekly commercial air service being proposed. Also, this road is the main part of the road to the south serving a large agriculture and industrial area and is in the proposed grid road system. Considering that no work other than maintenance work has been done on this road since 1944, and due to its deplorable condition, we strongly urge that this road be rebuilt to grid road standards and hard topped.

2. Road North from High Prairie to New Winagami Park Road

Whereas the road north from High Prairie to Mile 7.3 has had no work other than maintenance because it was to be rebuilt on the grid road system, it is now in need of immediate rebuilding and due to the fact that the present road from Mile 7.3 north of High Prairie to the new Winagami Park Road is in terrible condition, we urge that the road from High Prairie north to the New Winagami Park Road be completely rebuilt on the new alignment to grid road standards.

3. Sunset House Road north to Falher Municipality District Road

Whereas the Sunset House road is the only market road for that large area to the rail head at High Prairie, and due to the fact that this road has not had other than maintenance and gravel since its origin in the late forties or early fifties, we strongly urge that this road, because of its condition, be rebuilt on its present alignment to grid road standards.

IV. AIRPORT DRAINAGE

The Town has been negotiating with the Minister of Transport for several years for airport upgrading grants. We have been assured that the 1973 budget allocations shall give consideration for a \$50,000 grant to upgrade the strip to DC-3 standard. However, the off site drainage problem must be corrected before such improvement is contemplated.

The Department of the Environment, Water Resources Division, has agreed to prepare plans and specifications on the project. However, we have also been advised that no funds can be made available to undertake the work.

We request that the Government consider undertaking the project as part of its' water control program. Preliminary estimates indicate that the cost of the project is \$25,000.00.

The first part of the report deals with the general situation of the country. It is a very interesting and informative study of the country's development. The second part of the report deals with the specific details of the country's development. It is a very detailed and thorough study of the country's development. The third part of the report deals with the specific details of the country's development. It is a very detailed and thorough study of the country's development. The fourth part of the report deals with the specific details of the country's development. It is a very detailed and thorough study of the country's development. The fifth part of the report deals with the specific details of the country's development. It is a very detailed and thorough study of the country's development. The sixth part of the report deals with the specific details of the country's development. It is a very detailed and thorough study of the country's development. The seventh part of the report deals with the specific details of the country's development. It is a very detailed and thorough study of the country's development. The eighth part of the report deals with the specific details of the country's development. It is a very detailed and thorough study of the country's development. The ninth part of the report deals with the specific details of the country's development. It is a very detailed and thorough study of the country's development. The tenth part of the report deals with the specific details of the country's development. It is a very detailed and thorough study of the country's development.

V. WEST PRAIRIE RIVER FLOOD CONTROL

The following letter was directed by Mayor Dumont to the Hon. Mr. Wm. Yurko on November 4, 1971:

"Honorable Mr. Wm. Yurko
Minister of the Environment
Legislative Building
Edmonton, Alberta

Dear Mr. Yurko:

The water diversion projects undertaken in the High Prairie District on both the East and West Prairie Rivers have proven most beneficial as a land reclamation and flood control measure.

Its effectiveness for controlling flooding was noted recently. I am told by old timers in the area that surely High Prairie's West Prairie River would have flooded the Town, had it not been for the new channel.

The channel was completed last October, 1970. However, the last phase of the project, that is, clean-up and completion of the embankment was not done. At the moment large mounds of dirt and numerous water collecting depressions (left from the old river bed and other ditching) are evident in and on the outskirts of Town as well as on a portion of the recreation grounds owned and operated by the local "Elk" Association. The parking area is affected on this property.

The Elk Association Stampede Grounds chairman, Mr. Edmo Peyre, and the Town approached your Mr. Dean and we were advised that funds were not made available to complete the clean-up this year.

Basically, the work to be done is as follows, at a cost of \$100,000.00

- 1) Moving and spreading approximately $\frac{1}{2}$ million cubic yards of fill dirt to form a continuous embankment
- 2) Grading and seeding

The Town planned a fairly extensive beautification and depollution project in this particular area during the

summer months, but since your Department has not completed its clean-up project, it would have been ludicrous for us to even start on our beautification plan, which was to involve two corps of young people (Ecology and Opportunities for Youth).

The mounds of dirt, apart from being unsightly, do present a safety hazard, since they attract hordes of youngsters. In addition, a brisk west wind blows more of this dry dirt around and adds substantially to our pollution problem.

In addition to the project having been left unfinished, we find that erosion of both the river bottom and the banks in relation to our sewage lagoon has become or is in danger of becoming a problem.

The river bed has been eroded to the extent that a force main carrying all the town's sewage from the collection system to a lagoon disposal system on the opposite side of the river, which had been buried to a depth of approximately four feet, is now hanging clear and several feet above the present river bottom, and the banks have been eroded to a point where there is an imminent danger to the dike forming the east boundary of the sewage lagoon since the soil in this area is very unstable.

We are outlining these problems at this time with a request that you consider allocating the funds necessary for the immediate completion of the project and to assist us in protecting our force main.

An early decision in this matter will be appreciated.

Yours truly,

F.J. Dumont
Mayor

His reply dated November 15, 1971, was as follows:

"His Worship Mayor F.J. Dumont
Town of High Prairie
P.O. Box 179
High Prairie, Alberta

Dear Mr. Mayor:

In connection with your letter of November 4th regarding the completion of the work on the East-West Prairie Rivers, please be advised that this project has been approved for immediate construction.

Yours very truly,

W.J. Yurko, P. Eng. "

The 1971-72 Incentive Area Agreement contained provision for a new cell addition to the sewage lagoon, which borders the West Prairie River. Funds from this project were diverted to a new force main river crossing due to river erosion problems along the West Prairie River. River erosion has now caused the Town to reconsider the new cell addition and are now investigating the alternative of relocating the treatment facility. This project is way beyond our means, but will be necessary unless the West Prairie River Diversion work is completed. Signs of seepage from the lagoon through the eroded west bank are in evidence.

VI. LAND ASSEMBLY AND HOUSING

High Prairie's new development plan recommends a four stage development of new residential areas. Stage I (33 lots) is now being developed as a land assembly project by Alberta Housing Corporation.

We requested, in a letter dated March 15, 1972, that Alberta Housing Corporation consider developing a land bank of approximately 100 acres in the north east section of the Town and assist the Town in developing a mobile home park. The basic reason for this first request was protection from any increase in land costs which might be encountered in staged development. The reply was that the Corporation will carry out studies in the near future. With respect to a mobile home park, the Corporation replied as follows:

"I wish to advise that legislation making provision for this has not yet been assented to in the Legislature, nor have the regulations and procedures relating to this program been established. We will, therefore, be in further contact with you in this regard as soon as all the details of the program have been finalized."

We urgently require development of a mobile home park this year and would request that A.H.C. consider the assembly of a 40 lot subdivision, referred to as Stage II in our future land use proposal. This area can be developed without extensive off site sewer and water trunk lines and major access roads.

With the addition of two new industries in the near future, we wish to make specific application to the Honorable Mr. Russell and the Board of Directors of the Corporation for a transitional housing project to complement the above industries. These homes could be situated on the 33 lots presently being developed by Alberta Housing Corporation.

Mr. B.A. Orysiuk's reply to our January 24th Cabinet Committee - High Prairie Committee request was as follows:

"His Worship the Mayor
Mr. F.J. Dumont
Town of High Prairie
Box 179
HIGH PRAIRIE, Alberta

Dear Mr. Dumont:

Your meeting of the High Prairie Intergovernmental Committee with the Cabinet Committee on January 24th, together with the brief which you presented to them was recently referred by the Hon. Mr. Russell to the Board of Directors of our Corporation.

As a result of our consideration of your brief, I am directed to advise that our Corporation would entertain a specific application from the Town for the particular type of housing which you visualize to complement the industries which you refer to in your brief. I would assume from your submission that some transitional housing as we had built in Slave Lake may be a major part of your requirement at this stage. As mentioned in the foregoing, we would entertain a submission from you supported by documented evidence as to the industries going in, the demands for housing that they will create and the income levels related to the industries.

Yours truly,

B.R. Orysiuk
Executive Director

VII. INDUSTRIAL DEVELOPMENT

The Town of High Prairie has, in the past two years, made a concerted effort to contact industry, at considerable expense to the taxpayer. We have been very much at a disadvantage in this matter compared to the Town of Slave Lake, who have been able to draw on the resources of H.R.D.A. personnel located there.

In our search for help, we requested participation by the Alberta Department of Industry. We were advised that personnel from this department don't actively get involved in this type of work. However, it is noted from the Alberta Commercial Report for November-December, 1971, that the Industrial Development Branch were very much involved in helping the City of Lethbridge get an industry.

"Manager Ed Filan enthusiastically praises the assistance provided by the Department of Industry in setting up the new operation." In addition to financial input through A.C.C., the Department's Industrial Development Branch obtained site information from the City of Lethbridge and arranged contact between the city and the company. Industrial Development also assisted the company in making applications to D.R.E.E. and A.C.C."

VIII. AGRICULTURE

1. District Agriculturist

We are given to understand that the position of District Agriculturist at High Prairie is under review. If this is correct, we are urgently requesting that this service NOT be discontinued. We are predominantly an agricultural community and this service is both essential and wanted.

2. Auction Mart

A great deal of study has gone into this project. The following figures would seem to indicate that this industry would be viable:

<u>1971</u>	<u>1972</u>
8,066 Cows	11,567 Cows
8,516 C lves	10,988 Calves
806 Yearling heifers	1,156 Yearling Heifers
268 Bulls	347 Bulls
2,829 Feedlot	2,829 Feedlot
<u>21,475</u>	<u>26,887</u>
677 Sows	677 Sows
102 Boars	102 Boars
<u>5,416 Pigs</u>	<u>5,416 Pigs</u>
6,105	6,195
787 Ewes	1,762 Ewes
1,130 Lambs	2,643 Lambs
78 Rams	230 Rams
<u>2,045</u>	<u>4,635</u>
730 Horses	730 Horses
185 Foals	185 Foals
<u>25 Studs</u>	<u>25 Studs</u>
940	940
30,655	38,659

5071 Cattle reported sold as feeders
5145 Feeder pigs reported sold
734 Feeder sheep reported sold
272 Farmers completed survey
244 For Auction Mart
28 Against Auction Mart
263 For Veterinary Clinic
6 Against Veterinary Clinic
254 For Warble Control Area
13 Against Warble Control Area
20 Wanted \$100.00 Shares
173 Wanted \$50.00 Shares
00 Didn't indicate what they wanted

Our Industrial Development Commission has proceeded with preliminary plans, and a site has been tentatively selected near the proposed rapeseed crushing and "meal" plant.

The estimated cost of the project is around \$65,000.00. A local co-operative could be formed and about one half this amount can be raised through shares. The Auction Mart would also include a clinic for badly needed veterinary services.

We request that the Government consider this industry for loan and grant under the provisions of its Opportunity Fund.

* * * * *

Members of the High Prairie Intergovernmental Committee:

Mayor Fred Dumont
Councillor Ike Lawrence
Councillor Larry Shaben

Others accompanying the Committee are:

Fred Spendiff, Chamber of Commerce
Councillor R. Johnson

Respectfully submitted,

Mayor F.J. Dumont
For the Committee

